

Newport Banning Ranch EIR Responses to Comments

Page 3-83 The City evaluated whether the elimination of access from West Coast Highway would preclude significant unavoidable noise impacts to certain residences in the Newport Crest condominium development. Noise impacts from future traffic on Bluff Road and 15th Street were evaluated in the Draft EIR...

However, the analysis also confirms that long-term noise increases at some Newport Crest residences would remain above the 5 dBA significance criterion for noise increase. Therefore, the proposed Project's noise impacts as to some of the Newport Crest residences are significant and unavoidable.



Source: FORM 2011

Community Transitions and Interface Key Map

Exhibit 4.1-1

Newport Banning Ranch EIR



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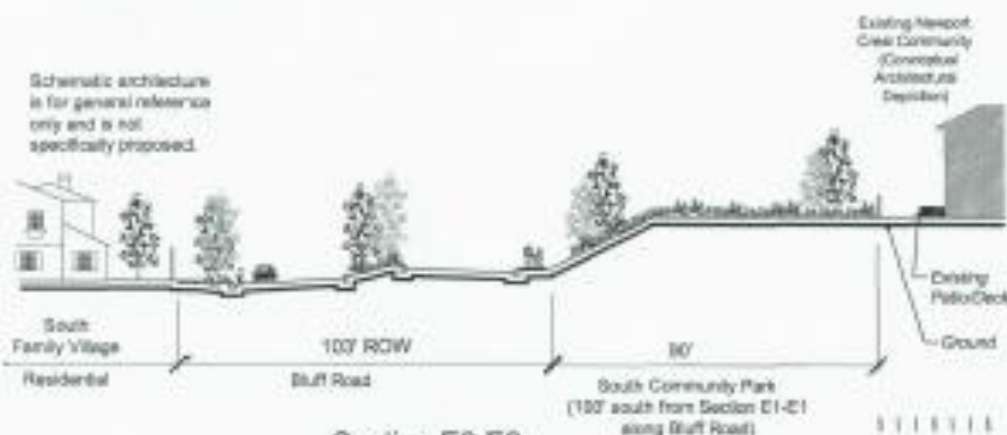
Aerial Photograph of Existing Conditions



Master Development Plan of Proposed Project



Section E1-E1



Section E2-E2



Source: FORMA 2011

Central Community Park Interface with Newport Crest Condominiums

Exhibit 4.1-2g

Newport Barraging Ranch EIR

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Letter from Cathy Malkemus

Page 3-756:

4.12.8 Environmental Impacts: Impact Analysis - page 4.12-27

The document states that noise barriers could be installed around the second floor balconies of Newport Crest homes and that this measure is feasible. Is the applicant suggesting that we close in our open balconies with walls??

• Specifically, what "barriers" is the DEIR referring to and who determines if they are feasible??

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Response to Letter from Cathy Malkemus

Page 3-759:

Noise barriers for balconies are generally transparent glass or Lucite-like material, often hinged to allow the occupant to choose an open or closed position.